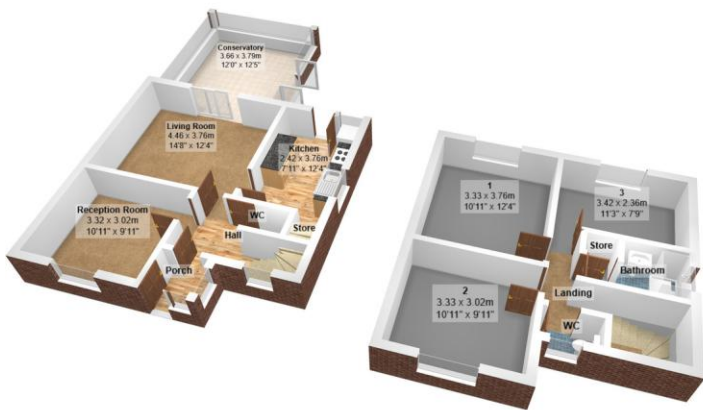




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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EMMA
HATTON
LTD

27 Addison Crescent

Offers In Region Of £360,000

- Spacious three bed semi detached
- Two reception rooms
- Conservatory
- Kitchen
- Downstairs W>C
- Three bedrooms
- shower room
- Separate W.C



27 Addison Crescent, Old Trafford, Manchester, M16 0WN



Property Description

Spacious three bedrooomed semi detached family home occupying a substantial plot with extensive gardens, located in a pleasant cul de sac, the well planned accommodation comprises, entrance porch, entrance hallway, two reception rooms, kitchen, conservatory, downstairs W.C, Three bedrooms, shower room, separate W.C. in addition the property benefits from Gas central heating and UPVC would glazed windows. Garden to front provide off road parking for several cars, impressive garden to rear. the property is conveniently located providing easy access to local amenities, highly regarded school and convenient transport links to the city centre and media city. The property is in need of some cosmetic improvement, proving a blank canvass for potential buyers to put their own stamp on the property.

ENTRANCE PORCH

ENTRANCE HALLWAY

DOWNSTAIRS W.C

LOUNGE 14' 7" x 12' 4" (4.46m x 3.76m)



DINING ROOM 10' 10" x 9' 10" (3.32m x 3.02m)

CONSERVATORY 12' 5" x 11' 11" (3.79m x 3.64m)

KITCHEN 12' 4" x 7' 11" (3.76m x 2.42m)

BEDROOM ONE 12' 4" x 10' 11" (3.76m x 3.33m)

BEDROOM TWO 10' 11" x 9' 10" (3.33m x 3.02m)

BEDROOM THREE 11' 2" x 7' 8" (3.42m x 2.36m)

SHOWER ROOM

SEPARATE W.C

OUTSIDE Garden to front provide off road parking for several cars, fabulous sized lawned garden to rear

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.